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SUNSET AND THE SUNSET COLONIES



Q.E. BURG. S.F.

SUTTER IRRIGATED FARMS CO.

SUNSET
SUTTER CO.

CALIFORNIA

San Francisco Office

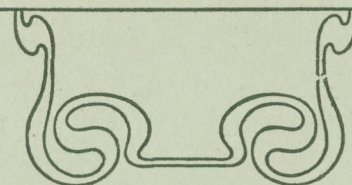
1109 Post St.

Sutter Irrigated Farms Co.

(INCORPORATED)

SUNSET

SUTTER COUNTY
✻ CALIFORNIA ✻



SAN FRANCISCO OFFICE
1109 POST ST.

CHAS. F. O'BRIEN
Gen'l Manager

THE SUNSET COLONIES

Where soil, water and climate
have combined to make one of
the most favored spots on earth.

In the Beautiful Sacramento Valley



Looking west across Sunset Colony No. 2.—Sutter Buttes in the background.

The broad, beautiful Sacramento Valley has inspired many writers to pour forth their souls in wondrous word-paintings, describing in glowing language the lovely valley, with its noble oaks, its mighty rivers springing from the sides of its snow-capped mountains, its green hills and its verdure-clad plain. In every tongue the beauties of this smiling vale have been sung; in every land the Sacramento Valley is known as one of Nature's most perfect works.

*Winter in the
Sacramento
Valley*

But to picture this glorious valley so that others might see it as it is, has proved no light task and often the pen of the writer and the brush of the painter have been "lame and halting." In the time of the year when all America east of the Sierras is locked fast in the icy arms of winter it is springtime in the Sacramento Valley. A warm sun sheds his effulgent

rays over a land that greets him with a smile; the gentle rain descends on the broad plain and the brown hills, and the soft south wind breathes new life into tree and shrub and flower. And in a night a great transformation is worked. The grass springs up, the foliage takes on a new and deeper green, the flowers unfold, the balmy air is weighted with the fragrance of orange and almond and peach and every living thing renews its youth. This is the only winter that the Sacramento Valley knows. What painter, what writer, can adequately portray it?

In the early days, long before California became a State, the beauty and the fertility of the Sacramento Valley were well known to the Spaniards who came from Mexico to take possession of this undeveloped empire. They quickly obtained the best of the land in the

Crops Never Fail on Irrigated Land.



Giant Live Oak on Sunset Colony No. 2.

Fertility of Its Soil Well Known

form of grants from the Mexican Government. Almost their first selection was the stretch of fertile land lying along the west bank of the Feather River and extending for a distance of fully fifty miles southward from the hills. Even then this fair land was known as the very *garden spot* of the entire valley. To-day it forms the best, richest and most prosperous part of **SUTTER COUNTY**.

Coming of the American Farmer

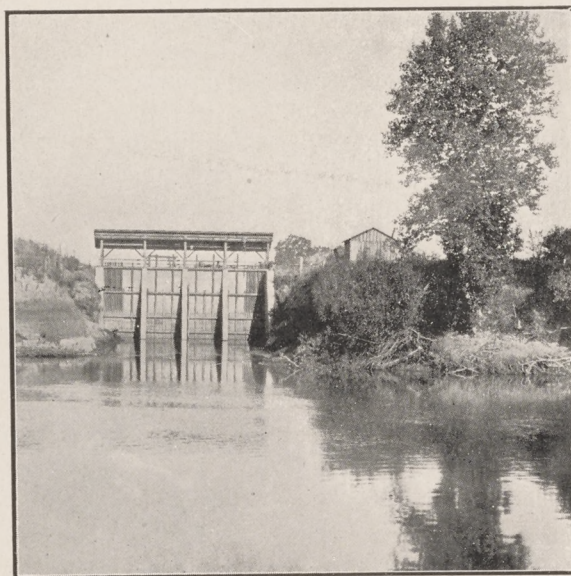
In time the Spaniard, with his pleasure-loving ways, was pressed back by the more energetic American. Then into this land came the farmer from the other side of the Rockies, the sturdy tiller of the soil, who knew good land when he saw it. To him this splendid area of deep, rich, alluvial soil appealed strongly. Little by little he acquired it until, as the years passed by, the soil came almost wholly into the possession of Americans and the Spaniard and Mexican were succeeded by industrious American farmers, who cleared the

land of its dense growth of oak and chaparral and prepared it for the plow.

Virgin soil was this. Wherever "tickled with the hoe" bounteous crops rewarded the farmer. Grain farming became and continued to be for many years the most important industry of Sutter County. There are to-day in California many rich men who founded their fortunes in the prolific grain crops of these rich Sacramento Valley lands.

Once a Great Grain Field

But there came a time when grain farming no longer yielded satisfactory profits. Lower prices and smaller crops became the rule. Then some of the more enterprising farmers turned to fruit. Orchards and vineyards were planted. It was soon found that this soil was peculiarly suited to the production of deciduous fruits, particularly the peach, pear, prune and grape. In a few years Sutter County's orchards became famous; more orchards were planted, more packing houses and canneries sprang into existence, and Yuba City, the county seat, in time became the most import-



Headgate which admits water from Feather River for Sunset Colonies.

The Ideal Spot for a Home is in Sunset.

ant fruit shipping point in Northern California.

But as the age of the orchards increased and the fruit farmer came to realize the variability of the rainfall and the necessity for moisture during the long dry summers, when for a period of fully six months there was practically no rainfall, it became more and more plain to him that his trees needed irriga-

**Irrigation
Becomes a
Necessity**

from actual experience that irrigation made certain his crops, improved the quality and increased the quantity. Thus irrigation became a fixed institution in Sutter County, pumping plants multiplied and the fame of Sutter County's fruit spread throughout the land.

But better things were in store for Sutter County. The crying need for gravity irriga-



Main Canal, Sutter County

tion. Not the irrigation furnished by Nature, variable as to time and uncertain as to quantity, but the irrigation planned by the genius of man, planned so that tree and vine could have water when needed and in the amount required.

Then, in the absence of better facilities, the farmer turned to the pumping plant. Wells were drilled and gasoline engines and pumps installed. Though this proved

**Pumping
Plants
Tried First**

an expensive method of irrigation, the cost per season varying from \$10 to \$15 per acre, the farmer found that it *paid*, and he stuck to it. He learned

that, for river water warmed by the sun to the right temperature and rich in the silt sent down by the hills, had made itself known. Butte County, to the north, possessing thousands of acres of fertile lands,

**Butte County
Canal is
Constructed**

was also begging for water. Close by flowed the Feather River, ready to moisten the thirsty soil and needing only a little help from man. Yet it was many years before men could be found with the nerve and capital to undertake the task. At last, in 1904, San Francisco capitalists began the construction of the Butte County Canal. Within one year this great

A Ten Acre Home in Sunset Will Support You.

irrigation work, the most important in Northern California, had been completed to the northern line of Sutter County, and water was being delivered in ample quantities to a large number of small farms which had been made ready to receive it.

Then came the Sutter County Canal. Early in 1906 work was commenced on this canal from the terminus of the Butte County Canal, at the county line. There was great rejoicing in Sutter County when this work was undertaken, for Sutter County had learned from its



Packing the famous Calimyrna Figs.

The success in Butte County was instant. The orchard, the vineyard, and the green alfalfa field succeeded the brown stubble of wheat and barley. A dozen homes came into being where there had been but one. Settlers flocked in from every corner of the land, for the most part practical irrigators who knew from experience what water would do when applied intelligently to good land. In the brief space of a year a venture that had been regarded by the unenlightened as an experiment became a prosperous certainty. Land values advanced, lateral ditches were extended, more wheat fields were sub-divided, settlers came in a steady stream—and Sutter County clamored for water.

*Irrigation
an Instant
Success*

*Sutter County
Canal
Now Built*

own experience with pumping plants, and from its neighbor on the north, what water would do.

In the brief period of eight months the main Sutter County Canal has been completed to the south line of *Sunset Colony No. 1*, and the western extension has been finished through *Sunset Colonies Nos. 2 and 3*. In all, twenty-five miles of main canal are ready to receive water, and miles of laterals are now under construction. Before the close of the year all laterals through *Sunset Colonies Nos. 1, 2 and 3* will have been completed so that water can be delivered to every sub-division of these three colonies. Rapid work, this, but after all only a repetition of what had been accomplished in Butte County.

The Garden Spot of the Sacramento Valley.



Calimyrna Fig Orchard.

Among the early settlers in Sutter County were the Bergs. Franz, Henry, Frederick, William, John and Herman Berg were the pioneers. Thrifty Germans they were, good farmers, and they saw that the Feather region of Sutter County was the best in all the land. They settled, bought land—and waited. Little by little they acquired adjoining farms, always selecting the best, until they had a magnificent ranch of five thousand acres, the very cream of Sutter County and, in point of fertility, the equal of any land on earth. Success attended their efforts and in the growing of grain they amassed a fortune.

The Great Berg Ranch

Many men have tried to buy their land, but until to-day not an acre of the Berg ranch has ever been for sale. But the time came when the Bergs were ready to retire and, taking advantage of that opportunity, the

**Sutter Irrigated Farms Co.
buys Berg Ranch**

Sutter Irrigated Farms Company

became owner of the famous Berg ranch.

To the man who settles in any one of the **SUNSET COLONIES** this has a deep significance. It means that he becomes the owner of a part of one of California's greatest

ranches, land without a superior in all this great valley, land that will produce anything that can be grown in California, and land abundantly watered by California's grandest stream—the Feather River.

Thus the **SUNSET COLONIES** were born. The moment this splendid ranch was secured from the Bergs, engineers began the work of platting the land and surveying the routes for lateral ditches, a landscape gardener planned the parks and parkways and provided for palms, trees, and flowers; and the site was selected for **SUNSET**, to be the model city of Northern California. There was much to be done, and the time was short. To-day the old Berg ranch is a busy place. Scores of men and teams are at work constructing canals and laterals, grading roads, building gates, flumes and bridges, planting trees and shrubs and doing the hundred and one other things which must be done in advance of the settler.

But all will be ready when the Colonist takes the land and begins to prepare it for the plow. The platting will be finished, the lateral ditches will be ready for water, and the roads



Typical Sutter County Farm Home.

**Birth of the
SUNSET
COLONIES**

Provide for the Future by Getting a Home in Sunset.



Orchard Scene, Sutter County.

graded. The broad north and south boulevard, Magnolia Avenue, and the Paseo will be realities.

Sunset begins its existence under the most auspicious circumstances. The Southern Pacific Railway is building a new model station which will be a credit to Sunset. Half a mile away, to the west, will be the station of the Northern Electric Railway. A modern hotel is to be built at once. Opposite the Southern Pacific Station the Sutter Irrigated Farms Co. is building an office. There will be a postoffice, bank and various stores. Opposite the Southern Pacific Railway station will be a beautiful park and less than half a

Sunset

mile away, Sunset Lake, with its surrounding park, will be fed by a continuous stream of fresh water from the canal. There will be an electric light station and water system, oiled roads and cement walks. Sunset is to be the model city of Northern California if money and energy can accomplish it.

There will be business opportunities at Sunset for live business men. Within a year the adjacent territory will be thickly settled; there will be things to buy and products to sell. Now is the time to get into business at SUNSET. If you want a piece of the prosperity, talk fast. Better still, come to Sunset with the advance guard and get first choice.

Business Opportunities at Sunset

Alfalfa and Dairying Always Pay.

\$100. to \$150. Per Acre.

Tracts of five, ten or twenty acres or more in SUNSET COLONIES
Nos. 1, 2 and 3.

Villa Lots, about two and one-half acres, close to town with Water
for Irrigation on Every Lot.

===== **\$500 TO \$1,000** =====

BUSINESS LOTS AT SUNSET, 25x140,

===== **\$100 TO \$250** =====

RESIDENCE LOTS AT SUNSET, 25x140

===== **\$50 TO \$100** =====

The difference in the price of agricultural land is largely a matter of
location. There is practically no difference in soil

Terms

Terms, one-quarter cash; balance in five equal annual installments, with interest at six per cent per annum net. Pay more than one-quarter cash or all cash if you wish. Take possession as soon as you make your first payment.

**Water for
Irrigation
\$2. Per Acre**

Water for the irrigation of all agricultural land in the Sunset Colonies is furnished at a fixed rate of **TWO DOLLARS PER ACRE PER ANNUM.**



The Beautiful Feather River from Sunset Colony No. 1.

Irrigated Crops are Bigger and Better.



The Calimyrna Fig, (greatly reduced.)

A perpetual water right has been located on all the land in Sunset Colonies. Water is supplied by the Sutter County Canal Company, during the irrigation season, through lateral ditches. These lateral ditches will later be placed in the hands of the land owners to be managed by them.

SCHOOLS CHURCHES INDUSTRIES

Reservations of land have been made in Sunset for a high school, grammar school, and churches. Also for various industries, such as a creamery, fruit packing house, cannery, lumber yard, alfalfa mill, and such other enterprises as may desire to locate there.

Irrigation

Irrigation is absolutely essential to successful farming in Sutter County, as indeed it is in every other county in California. During the long dry season, usually extending from April to November, moisture is needed to mature crops and make quality as well as quantity. This necessity is now so thoroughly recognized by all authorities that it is no longer debated. It is also well understood that the best water for irrigation is that which comes by canal or ditch from the river, carrying fertilizers of great value. In a recent let-

ter, Professor S. Fortier, United States Irrigation Engineer in charge of the Pacific Station, states that the salts alone in this river water are worth to the land 67 cents per acre for each irrigation.

No more reliable nor comprehensive statement of conditions in the Sacramento Valley and the virtue of irrigation there can be had than the following, taken verbatim from the "Report of Irrigation Investigations in California," by Professor Elwood Mead, and issued by the United States Department of Agriculture.

Elwood Mead on Irrigation

"Within a radius of five miles in the Sacramento Valley I saw every product of the temperate and semi-tropical zones which I could call to mind. Apples and oranges grew side by



The Malaga Grape as Grown in Sutter County.

California is the Land of Homes.



View of Main Canal Supplying Water to Sunset Colonies.

side, as did oak and almond trees. There were olives from the south and cherries from the north. A date-palm seemed equally at home with an alfalfa meadow; figs and tokay grapes were apparently as much in their element as the fields of wheat and barley or the rows of Indian corn, some of the stalks of which measured fifteen feet in height. All of these things could have been grown on a single acre, and doubtless have been. It is a sinful waste of opportunities to continue using thousands of acres of this land to grow wheat, which steadily impoverishes the soil and robs the pockets of owners. The irrigable lands of California are no place for bonanza farms. They are far better suited to the creation of **10 and 20 acre homes."**

Description

Sutter County embraces about 400,000 acres. Four-fifths of this is tillable. The remainder is pasture land of the best kind. Sutter County has more good land, in proportion to its size than any other county in the State.

Location

Sutter County is in the center of the Sacramento Valley, about one hundred miles northerly from San Francisco, and fifty miles from Sacramento. The two mighty rivers of the State, the Sacramento and the Feather, touch the county, the Sacramento on the west and the Feather on the east.

Soil

The tillable land of Sutter County, and this applies particularly to the land of the **SUNSET COLONIES**, is a deep, rich alluvial soil of surpassing fertility. Ages ago the Feather River robbed the rock-bound slopes of the Sierras and made this fertile plain. It is virgin soil of the highest type, rich in plant foods and wonderfully productive.

Products

Sutter County is unquestionably the home of the peach. In no other part of America can it be grown to greater perfection. The canning peach of Sutter County is known and prized wherever American fruit is marketed. The

You Can Get Your Sunset Home on Easy Payments.



Building the Main Canal through Sunset Colony No. 1.

greater part of the fancy cling peaches canned in California, Sutter County supplies.

While the peach is Sutter County's banner fruit, the pear, plum, prune, fig, almond, and walnut yield prolific crops and give the farmer handsome profits. The Thompson seedless grape, grown in California to the exclusion of all other parts of the United States, reaches its greatest perfection in Sutter County. This splendid grape, which makes the finest of raisins, will yield ten tons or more grapes to the acre in a season, when grown intelligently.

Sunset Colonies are on the main line of the Southern Pacific Railway. The Northern Electric Railway, now building, passes through Sunset Colony No. 2. These two railways will afford Sunset Colonies the very best transportation facilities. Portland and all northern points, Sacramento and San Francisco and all eastern and southern points, will be easily reached. This means a very wide market for all the products of Sunset Colonies.

Transportation

Poultry raising is an important industry in California and yet this State imports over \$2,000,000 of poultry products every year. It

Poultry

follows that there is plenty of room for more chicken farms in California. No irrigated farm is complete without poultry. With alfalfa as a green feed, it costs practically nothing to raise chickens and the revenue is nearly all profit. Eggs bring the farmer 15 to 25 cents per dozen in summer and 35 to 45 cents in winter. Live poultry is proportionately high.

Plenty to do for everybody at Sunset and in the vicinity. During the fruit season, hundreds of people are employed in the orchards, vineyards, canneries and fruit packing houses. Women and girls find profitable employment in the canneries, making from \$1.50 to \$3 per day. Men and boys are employed in the orchards and vineyards. There is also plenty of work nearly all of the year for carpenters and other mechanics.

Employment

Good Land is the Safest Investment.

The rainfall of Sutter County averages about 20 inches per annum. Practically all of this falls during the months of November, December, January, February, March and April. For the remaining six months irrigation supplies needed moisture.

Rainfall

Sunset Colonies now have two good schools, one at Live Oak, near the northern end of Colony No. 1. The other school is located on Colony No. 2. Other schools will be established at Sunset when required, reservations of land for that purpose having been made.

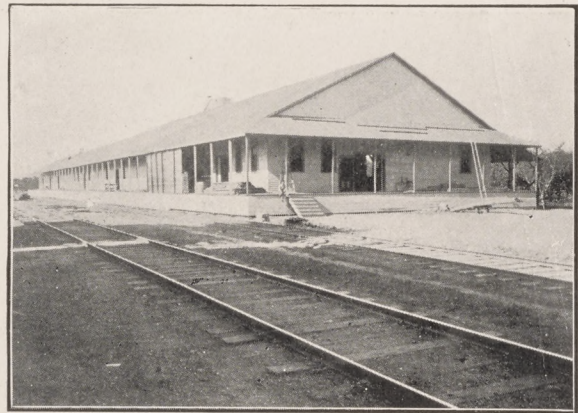
Schools

There is no better alfalfa land in America than the land of Sunset Colonies. Five to six cuttings a season, eight to ten tons to the acre, is a certainty. Alfalfa sells for \$6 to \$8 a ton in the stack. It pays better to feed it to dairy cows and hogs. A good cow will earn from \$6 to \$8 per month from the sale of butter fat and leave the skim milk for the calves and hogs. The cost of leveling the land, building ditches, alfalfa seed and sowing, runs from \$10 to \$15 per acre. You can carry fifteen cows all the year round on ten acres of alfalfa. This makes dairying pay well and pay all the time.

Alfalfa and Dairying



Sheep on a Sutter County Farm.



Fruit Cannery at Yuba City.

The famous Calimyrna fig is a California product, originated by George Roeding of Fresno. It is already established as the equal of any imported fig. In Sutter County the fig yields enormously, never misses a crop and is not affected by insects or disease. It is hardy and bears early. Numerous Calimyrna fig orchards have been planted in this vicinity, which are certain to prove highly profitable.

The Calimyrna Fig

Oranges and other citrus fruits do well here. Thrifty orange trees, loaded with fruit, can be found in almost every door-yard. There are several profitable orchards. Other fruits have paid so well however, that little attention has been given the orange.

Oranges

The climate of Butte County is just about right. Summers are warm, winters cool. Light frosts. Lowest temperature about 26 degrees above zero. No need to shelter stock, except during heavy rains. No ice, no snow. Nights in summer always cool. If you don't like the weather, go fishing in Feather River or take the family to the mountains, up among the pines and the trout streams, just one day's journey by wagon.

Climate

For Alfalfa and Fruit this Land is Superb.

Pure drinking water is obtained from wells 30 to 40 feet deep. These wells are bored at an expense of 50 cents per foot.

**Drinking
Water**

Rough pine lumber from the mills in Butte County costs \$18 to \$20 per M. Finished lumber is proportionately higher.

Lumber

About ten miles from Sunset is the thriving, prosperous city of Marysville, one of the best interior cities of California. With a population of about 6,000, Marysville does a large business and furnishes a good market for all products.

**Marysville
Yuba City**

Yuba City, the county seat of Sutter County, is about nine miles from Sunset. Yuba City is the center of a very rich orchard country. These two cities can be reached from Sunset by the Southern Pacific Railway or the Northern Electric Railway in twenty minutes.

In conclusion let us say to you that California is to-day the land of opportunity and nowhere in all this splendid State can you do better than in Sunset and the Sunset Colonies. For the intelligent man, the farmer and fruit grower and the artisan, the man who wants to build him a home, a home that will support him, Sunset and the Sunset Colonies offer splendid inducements.

Opportunity

To see is to believe. Come and see for yourself. Investigate to your heart's content. The more you investigate Sunset the better you will like it. If you are unable to come, write us. Tell us frankly how you are situated and what you want. We will reply, fully and frankly, and give you such information as you may desire. There is much more that could be written of this fruitful country than is contained in this little booklet.

ADDRESS ALL COMMUNICATIONS TO

Sutter Irrigated Farms Company

Sunset, Sutter County, California

Or 1109 Post Street, San Francisco, California



Cattle in a Sutter County Alfalfa Field.

YOU CAN REACH

SUNSET

and any other point in the

SACRAMENTO VALLEY

California

— VIA —

Three Routes

OF THE

Southern Pacific

The Southern Pacific traverses this wonderful valley from end to end, touching all principal points. Fast and comfortable trains afford the traveler best of service. Tickets direct to Sunset sold from Eastern points. For through tourist cars and limited trains secure time tables, folders and California literature of agents :: :: :: :: :: :: :: ::

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CALIFORNIA

No Crop Failures
on Irrigated Land

IRRIGATED

Irrigation is the Key to
Successful Farming in California

LANDS